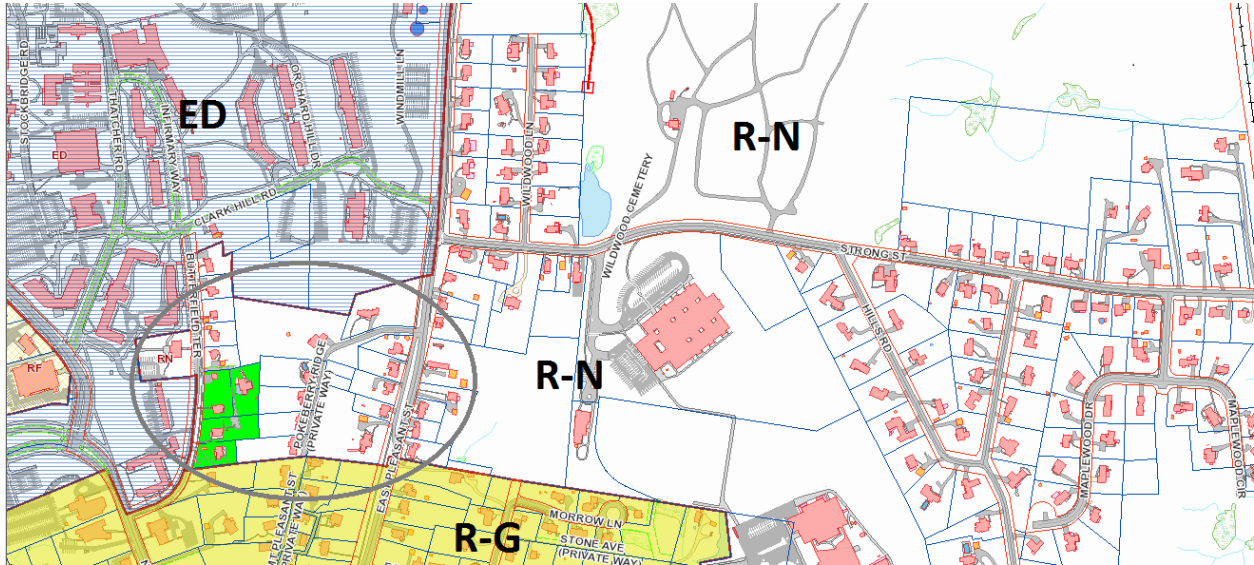


## Vote No on Article 23

### Butterfield Terrace Rezoning

Petitioners: Michael Alpert, Agnes Ting, Adam Lussier

To see if the Town will amend the Official Zoning Map to change zoning designation on 4 parcels of land on Butterfield Terrace from Neighborhood Residence (R-N) to General Residence (R-G) *below in green*



### Background

These properties abut all 5 homes on Pokeberry Ridge. 100% of these abutters and many surrounding neighbors oppose this rezoning effort. The R-N neighborhood of Butterfield Terrace, Pokeberry Ridge and East Pleasant St (circled above), is a long-standing, stable neighborhood with a rich variety of residents living with a student-to-family balance that has proven to be successful and sustainable over the decades. The neighborhood exemplifies the demographic goals outlined in the town's Master Plan. It is multi-cultural, multi-generational, multi-racial, multi-ethnic and economically diverse, with long-term residents, some having lived here for over 50 years.

### WHY VOTE NO

- In a nutshell, the change in zoning from R-N to R-G will allow for high-density housing to be built in a residential neighborhood where apartments are currently prohibited. Given the location, and that the petitioners currently rent 3 houses on Butterfield Terrace to students, the residents will most likely be students.
- According to the Planning Board, if these 4 properties are rezoned and if inclusionary zoning passes, the build-out is a 38 unit apartment complex. This is similar in size to 1 Kendrick Place at 5 stories tall with 36 units. 38 units accommodates up to 152 residents. Once the zoning is changed, anything within R-G is possible.
- Together, the petitioners own 13 properties in Amherst. Most of the properties are rented to students and some have received nuisance citations over the last few years.

- Singling out 4 properties within an R-N neighborhood to rezone to R-G constitutes (in effect, if not in law) spot-zoning. Call it what you will, re-zoning, pocket-zoning, ad-hoc zoning, contract-zoning, it all gives preferential treatment to a few to the detriment of the rest of the neighborhood. Spot-zoning violates a fundamental principal of zoning bylaws that were established to stabilize and protect communities precisely from petitions like this.
- When making the largest purchase of one's life (buying a home), it is a reasonable expectation that the zoning actually means something and one can rely on its stability, or that changes to it will not be made on a piecemeal basis in a process driven by developers or residents trying to increase their property values. This rezoning effort will call into question whether current or future residents can rely on zoning when purchasing in Amherst.
- Developer-driven rezoning to densify residential neighborhoods sets a dangerous precedent. If the town says 'yes' to rezoning 4 properties in this residential neighborhood, how can it say 'no' to similar requests in other neighborhoods? This domino effect causes 'development creep' and undermines healthy, year-round communities.
- Changing these 4 single-family homes to an apartment complex may actually reduce tax revenue to the town as apartments are taxed at a much lower rate than homes especially if tax incentives are given to the developers. An apartment complex of this size filled with students will also increase town costs for police, Emergency Medical Services etc.
- The Town Gown Steering Committee has a number of on and off campus housing recommendations such as a student village on University Drive. None of the recommendations include Butterfield Terrace.
- Butterfield Terrace was never part of the Gateway Project until one of the petitioners lobbied to have the 4 properties added for "student housing."
- The University's 50-year Master Plan includes additional high-density student housing similar to the Commonwealth Residential College. The plans do not include Butterfield Terrace.

We are opposed to arbitrary, developer-driven rezoning not only to protect our neighborhood but all residential neighborhoods. One of the great strengths of Amherst is its residential neighborhoods surrounding the University and the colleges. Many have fought hard to protect our neighborhoods and to keep them intact. But once again they are under threat as developers purchase property after property to the detriment of year-round residents. In our case, they are now trying to rezone specific parcels within our neighborhood. Vote No on Article 23 to protect residential neighborhoods. We have too much to lose.

**Strong neighborhoods = Strong town**

*Please Vote No on the Butterfield Terrace Rezoning Petition or Referral*

*-Claudia Brown, Town Meeting Precinct 9, David Markland, residents of Pokeberry Ridge*